

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

T: 01482 669982 F: 01482 669984

E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



Wold House, 41a Bacchus Lane, South Cave, Brough, Yorkshire, HU15 2ER

- 📍 Attractively Located
- 📍 Spacious Detached House
- 📍 Good Sized Plot
- 📍 Much Potential
- 📍 3 Beds (Originally 4)
- 📍 Double Garage
- 📍 Sought After Village
- 📍 EPC = D

£345,000

INTRODUCTION

This very well proportioned detached house is located along the attractive "no-through" road of Bacchus Lane within the popular and bustling village of South Cave. The property also stands in a good sized plot providing potential for remodelling and/or extending (subject to appropriate permissions being granted). Originally designed as a four bedroomed home the layout was altered to suit the current owner's preference and now provides a particularly spacious master suite. The layout could readily be reversed by an incoming purchaser. The accommodation has the benefit of gas fired central heating, sealed unit double glazing and briefly comprises an entrance hall, cloaks/W.C, large lounge, dining room, breakfast kitchen and separate utility. At first floor is a bathroom and three bedrooms, the master being particularly spacious, also having the benefit of an en-suite shower room.

Outside a driveway provides parking and access to the double garage. The attractive rear garden has a southerly facing aspect and has a shaped lawn complemented by a variety of borders.

LOCATION

The property is located along the attractive "no-through road" of Bacchus Lane which whilst enjoying a country lane feel is within striking distance of all that South Cave has to offer. The delightful village is one of the area's most favoured residential locations lying approximately 14 miles to the west of Hull city centre nestling at the foot of the Yorkshire wolds. This bustling village provides an excellent range of amenities, many located along Market Place, and also includes a public house with restaurant, Cave Castle Hotel, country club and golf course, sports centre and excellent recreational facilities. South cave provides instant access to some of the region's most picturesque scenery ideal for leisure pursuits such as walking or cycling. First class road connections are available with the A63 dual carriageway leading into the M62 motorway network to the south of the village which itself provides access to the region's business centres. South Cave is also well placed for travelling into the market town of Beverley, some 15 minutes driving time away, and York approximately 45 minutes driving time. A mainline railway station is located in the nearby village of Brough providing an intercity connection to London Kings Cross. There is also a very well reputed junior school within the village.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With turning staircase to first floor off.

CLOAKS/W.C

With low level W.C and wash hand basin.

LOUNGE

23'9" x 13'10" approx (7.24m x 4.22m approx)

Having as its focal point a feature fire surround with marble hearth and back plate housing a living flame gas fire. Cantilever style window to front elevation, patio doors to the rear and internal door to the dining room.



DINING ROOM

15'0" x 12'6" approx (4.57m x 3.81m approx)

Accessed from both the hall and lounge. Window to rear elevation.



BREAKFAST KITCHEN

15'0" x 11'8" approx (4.57m x 3.56m approx)

Having a range of fitted base and wall mounted units, tiled work surfaces, two and a half sink and double drainer, integrated double oven, four ring gas hob with filter hood above, plumbing for a dishwasher. Window to rear elevation.



UTILITY ROOM

8'6" x 7'6" approx (2.59m x 2.29m approx)

Sink and drainer unit, plumbing for an automatic washing machine, window and door to side elevation.

FIRST FLOOR

GALLERIED LANDING

Window to front elevation.

BEDROOM 1

23'9" x 13'10" approx (7.24m x 4.22m approx)

With windows to both front and rear elevations. There is a range of fitted wardrobes and drawers. This spacious master suite has been created by amalgamating two rooms which if reversed would provide bedrooms measuring approximately 13'10" x 12'3" and 13'10" x 11'4".



EN-SUITE SHOWER ROOM

With suite comprising low level W.C, pedestal wash hand basin, shower area, tiled surround.

BEDROOM 2

15'0" x 11'9" approx (4.57m x 3.58m approx)

Window to rear elevation.



BEDROOM 3

11'9" x 8'3" approx (3.58m x 2.51m approx)

Window to front elevation.

BATHROOM

With suite comprising low level W.C, pedestal wash hand basin, panelled bath, tiled surround.



OUTSIDE

A tarmac driveway provides parking and leads upto the double garage. An attractive garden extends to the rear and enjoys a southerly facing aspect. There is a shaped lawn and a variety of borders.



REAR VIEW OF THE PROPERTY



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F . We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

STAMP DUTY REFORMS 4 DEC 2014

Purchase Price of Property New Rates Paid on the Part of the Property Price Within Each Tax Band

£0 - £125,000 0%

£125,001 - £250,000 2%

£250,001 - £925,000 5%

£925,001 - £1,500,000 10%

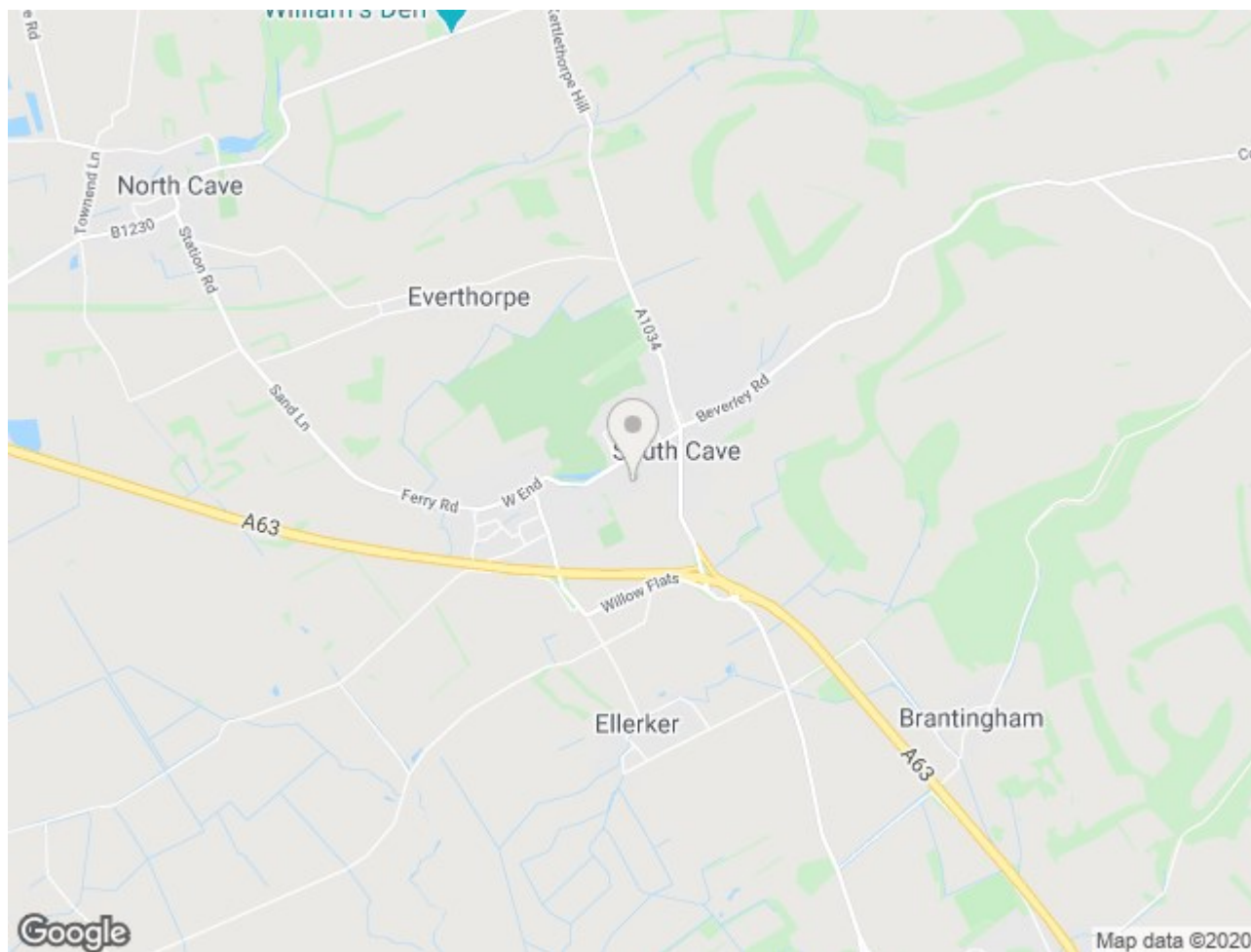
£1,500,001 and over 12%

Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT

TIMEDAY/DATE

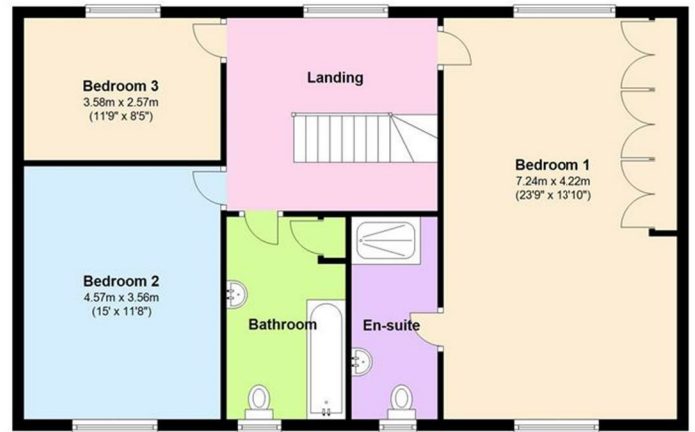
SELLERS NAME(S)




Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	